

# **PETITION FOR SPECIAL HEARING** 84-32-SPHA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve: *7/1/83*  
Amendment to the site plans in Case #5342 and #67-19-SPH to  
allow the construction of a building for storage/sales of boats.

Property is to be posted and advertised as prescribed by Zoning regulations.  
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of June, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, to property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of July, 1983, at 1:30 o'clock P.M.  
BY: *[Signature]*  
Zoning Commissioner of Baltimore County.

KCO-No.1 (over)

# **PETITION FOR ZONING VARIANCE** 84-32-SPHA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 102.2.2 (V.B. 2 of C.M.D.P.) and 102.2.2 to permit a front yard setback of 31' in lieu of the required 40' and a distance between buildings of 7' in lieu of the required 50' Sec. 409.2c.(2) to allow parking & storage areas to be stone in lieu of the required macadam, tar, & chip, etc. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)  
1. Provides the best internal circulation of vehicles.  
2. Provides for the most orderly parking and permits the required number of parking spaces.  
3. Parking has been existing with stone since its beginning as a boat yard. *7/1/83*  
*RSB*

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of June, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of July, 1983, at 1:30 o'clock P.M.

BY: *[Signature]*  
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCES : OF BALTIMORE COUNTY  
S/S of Riverside Dr., 150' E of Margaret Ave., 15th District  
ROBERT G. BAUMGARTNER, : Case No. 84-32-SPHA  
Petitioner :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:  
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

*[Signature]*  
Peter Max Zimmerman  
Deputy People's Counsel

*[Signature]*  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 13th day of July, 1983, a copy of the foregoing Order was mailed to Mr. Robert G. Baumgartner, 600 Riverside Drive, Essex, MD 21221, Petitioner; and Mr. John A. Moeller, 19 Beyda Court, Reisterstown, MD 21236, who requested notification.

*[Signature]*  
John W. Hession, III

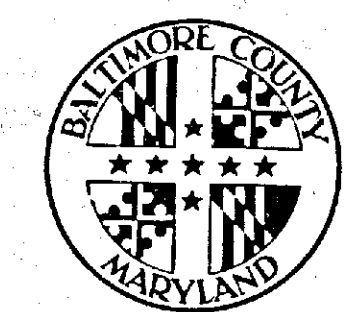
# **BALTIMORE COUNTY**

# **ZONING PLANS**

# **ADVISORY COMMITTEE**

# **PETITION AND SITE PLAN**

# **EVALUATION COMMENTS**



# **BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

July 18, 1983

Mr. Robert G. Baumgartner  
600 Riverside Drive  
Baltimore, Maryland 21221

RE: Item No. 204 - Case No. 84-32-SPHA  
Petitioner - Robert G. Baumgartner  
Special Hearing & Variance Petitions

Dear Mr. Baumgartner:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, currently zoned D.R. 5.5 and improved with the facilities of a marina, is located on the southwest side of Riverside Drive south of Margaret Avenue in the 15th Election District. Surrounding properties to the north, across Riverside Drive and southeast are similarly zoned and improved with dwellings, while a commercial establishment exists to the northwest.

In view of your proposal to construct an additional building for storage and sale of new boats, this combination hearing is required. Also included with the variance is a request to allow the existing parking area surface to remain in its present state. It should be noted that the site plan provided in Case 67-19-SPH, depicted the parking area to be paved with a durable dustless surface.

As you are aware, it was your decision to have the petition scheduled and discuss the comments from the Department of Traffic Engineering at the hearing.

Item No. 204 - Case No. 84-32-SPHA  
Petitioner - Robert G. Baumgartner  
Special Hearing & Variance Petitions  
Page 2

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Mr. John A. Moeller  
19 Beyda Court  
Baltimore, Md. 21236



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

May 6, 1983

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.  
**Highways:**  
Riverside Drive, an existing public road, is proposed to be further improved in the future, as a 40-foot closed section roadway on a 60-foot right-of-way.  
The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.  
**Sediment Control:**  
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.  
**Storm Drains:**  
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.  
The property to be developed is located adjacent to tidewater. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential and commercial development.

Item #204 (1982-1983)  
Property Owner: Robert C. Baumgartner  
Page 2  
May 6, 1983

**Water and Sanitary Sewer:**

There is a 6-inch public water main, and public 8-inch gravity sanitary sewerage and 30-inch sanitary sewage force main in Riverside Drive.

Very truly yours,  
*Robert A. Morton, P.E.*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

I-SW Key Sheet  
1 NE 28 Pos. Sheet  
NE 1 G Topo  
97 Tax Map



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of fact that to amend the site plans filed in Case Nos. 5342 and 67-19-SPH to permit the construction of a building for storage/sales of boats would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26-26 day of September, 1983, that the Special Hearing to approve the amendment to the site plan filed in Case Nos. 5342 and 67-19-SPH to permit the construction of a building for storage/sales of boats, in accordance with the site plan dated December 20, 1982, and marked Petitioner's Exhibit 1, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. All entrances, exits, and drives providing access to all parking spaces, are to be paved with a durable, dustless surface. Entrances shall be delineated.
2. Evergreen vines shall be planted that will completely cover the 4 foot high chain link fence along the western property line within 3 years and the 6 foot high fence along the eastern property line within 4 years. Any fence along the front property line shall be set back a minimum of 8 feet, and grass and low landscaping shall be provided within the 8 foot strip.
3. Curb and gutter shall be provided within 5 years.
4. Compliance with restrictions 2, 3, and 4 of the comments submitted by the Department of Traffic Engineering, dated June 23, 1983.
5. A revised site plan, indicating the paved driveways, shall be submitted and approved by the Office of Planning and Zoning, including landscaping approved by the Current Planning and Development Division.

*John M. Hammond*  
Deputy Zoning Commissioner of  
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~show~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26-26 day of September, 1983, that the herein Petition for Variance(s) to permit a front yard setback of 31 feet in lieu of the required 40 feet, a distance between buildings of 7 feet in lieu of the required 50 feet, and to permit parking and storage areas to be stone in lieu of the required macadam, tar, and chip, etc., in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Hearing Order.

*John M. Hammond*  
Deputy Zoning Commissioner of  
Baltimore County



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

June 23, 1983

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 204 -ZAC- Meeting of April 5, 1983  
Property Owner: Mr. Robert C. Baumgartner  
Location: S/S Riverside Drive 2900' E. from centerline of Eastern Ave.  
Existing Zoning: B.L.  
Proposed Zoning: SEE AGENDA ITEM 204

Acres: 1.72  
District: 15th

Dear Mr. Hammond:

This site plan should be revised to show the following items:

- 1) Curb, gutter, and sidewalk should be provided to separate cars, pedestrians and boats.
- 2) The 8' setback from the property line should be maintained to provide for sight distance along the frontage of the site.
- 3) The entrances must be a minimum of 24' wide and no more than 35' wide with 30' radius.
- 4) The gates to the site must be located at least 50' from the travel edge of the roadway.

MSF/ccm

*Michael S. Finnigan*  
Traffic Engineer Assoc. II

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning Date: May 23, 1983

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 172 - F & M Enterprises, Inc.
- Item # 178 - Joseph L. Solay
- Item # 181 - Robert H. & Mildred J. McKenny
- Item # 190 - J. N. G. Company, Inc.
- Item # 191 - Fred L. Elrick, Sr.
- Item # 192 - Cohn Brothers
- Item # 198 - Galway, Incorporated
- Item # 199 - Clarence & Irene McNeal
- Item # 200 - Robert C. Baumgartner
- Item # 207 - F & S Partnership
- Item # 210 - Ervin J. & Joan W. Cervary
- Item # 211 - Middle River Realty Company, Inc.
- Item # 221 - Barry L. & Ruth Green
- Item # 225 - Battie Kramon
- Item # 228 - Christopher R. & Pamela L. Burrow
- Item # 230 - Richard L. & Licia M. Hilbert
- Item # 231 - James E. & Mary E. O'Meara, Jr.
- Item # 232 - Venica E. Paternakis
- Item # 233 - Merritt Blvd. Limited Partnership
- Item # 234 - Ruxton Crossing Joint Venture
- Item # 236 - Owen C. & Elsie M. Smith, Jr.
- Item # 237 - Joseph W. & Donna M. Stack
- Item # 238 - John W. & Maureen S. Diegel
- Item # 241 - Broadus B. & Ruth W. Whitlock, Jr.
- Item # 242 - Herbert J. & Patricia H. Grymes
- Item # 243 - Lawrence J. & Patricia A. Sadowski
- Item # 244 - Edwin B. & Sharyn A. Brager
- Item # 246 - Martin Plaza, Inc.
- Item # 248 - Martin H. Feeheley, Jr., et ux

*Ian J. Forrest*  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/lth

ORDER RECEIVED BY FILING

DATE September 24, 1983

BY Mary Kempner (Clerk)

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204 2586  
494-4500

PAUL H. REMCKE  
CHIEF

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Comodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Robert C. Baumgartner

Location: S/S Riverside Drive 2900' E. from centerline of Eastern Avenue

Item No.: 204 Zoning Agenda: Meeting of April 5, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- X 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200 feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

- ( ) 2. A second means of vehicle access is required for the site.

- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (y) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- ( ) 6. Site plans are approved, as drawn.

- ( ) 7. The Fire Prevention Bureau has no comments on this site.

REVIEWED: *Charles E. Sumlin* Fire Prevention Bureau  
Fire Prevention Bureau  
Special Inspection Division

1-2

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3000

April 12, 1983

TED ZALESKI, JR.  
DIRECTOR

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #204, Zoning Advisory Committee Meeting April 5, 1983 are as follows:

Property Owner: Robert C. Baumgartner  
Location: S/S Riverside Drive 2900' E. from centerline of Eastern Avenue  
Building Zoning: B.L.  
Proposed Zoning: See reverse side.

Acres: 1.72  
District: 15th

The items checked below are applicable:

- ☒ A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Age; and other applicable codes.
- ☒ B. A building and other miscellaneous permits shall be required before beginning construction.
- ☒ C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- ☒ D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☒ E. An exterior wall erected within 6' of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A fire wall is required if construction is on the lot line. See Table L01, line 2, Section 1407 and Table L02.
- ☒ F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_
- ☒ G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- ☒ H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table L01.

SPECIAL NOTE: ☒ 1. Comments: SEE REVERSE SIDE

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.

If desired, additional information may be obtained by visiting Room #122 (Plan Review) at 11 West Chesapeake Ave., 21204

*Charles E. Sumlin*  
Charles E. Sumlin, Chief  
Plan Review

CEB:rsj  
FORM 01-82

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 5, 1983

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: April 5, 1983

RE: Item No: 198, 199, 200, 201, 202, 203, 204, 205  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,

*Norman E. Gerber*  
Norman E. Gerber, Assistant  
Department of Planning

NRP/bp

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

William Hammond  
TO: Zoning Commissioner Date: July 21, 1983

FROM: Norman E. Gerber, Director  
Office of Planning and Zoning

SUBJECT: Robert C. Baumgartner  
84-32 SPHA

This office is supportive of the comments to the Zoning Plans Advisory Committee from the Department of Traffic Engineering. Further, it is suggested that landscaping be provided for between the proposed fence and the northern and eastern property lines so as to provide a buffer for the adjacent residences.

*Norman E. Gerber*  
Norman E. Gerber  
Director of Planning and Zoning

REG:JGH:cav



# PETITION FOR SPECIAL HEARING AND VARIANCES

15th Election District

ZONING: Petition for Special Hearing and Variances  
 LOCATION: South side of Riverside Drive, 160 ft. East of Margaret Avenue  
 DATE & TIME: Thursday, July 28, 1983 at 1:30 P.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve amendment to the site plans in Case Nos. 84-32-SPHA to allow the construction of a building for storage/sales of boats and Variances to permit a front yard setback of 31 ft. in lieu of the required 40 ft. and a distance between buildings of 7 ft. in lieu of the required 50 ft. and to allow parking and storage areas to be stone in lieu of the required macadam, tar and chip, etc.

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Robert G. Baumgartner, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 28, 1983 at 1:30 P.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
 WILLIAM E. HAMMOND  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY

## RIVERSIDE MARINA

Lying and being in the 15th Election District of Baltimore County, Maryland and known as 600 Riverside Drive, Essex, Maryland.

Beginning for the same at a point on the southern side of Riverside Drive, 50 feet wide, approximately 160 feet East of the intersection of Margaret Avenue and Riverside Drive, thence binding Southeasterly on said Riverside Drive the following two courses and distances, (1) along an arc 187.74 feet, radius of 654.15 feet, (2) South 50° 52' 00" East, 183.19 feet; thence leaving said Riverside Drive and running for lines of division the following three courses and distances, (3) South 30° 08' 00" West, 330 feet to a bulkhead on Back River; (4) thence binding along said bulkhead, North 48° 00' 00" West, 187 feet, thence leaving said bulkhead (5) North 24° 40' 00" East, 312.55 feet to the point of BEGINNING.

Containing 1.72 acres or 74,900 square feet of land, more or less.

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 21, 1983

Mr. Robert G. Baumgartner  
 600 Riverside Drive  
 Essex, Maryland 21221

DGP  
 Nicholas B. Commodari  
 Chairman

MEMBERS  
 Bureau of Engineering  
 Department of Traffic Engineering  
 State Roads Commission  
 Bureau of Fire Prevention  
 Health Department  
 Project Planning  
 Building Department  
 Board of Education  
 Zoning Administration  
 Industrial Development

RE: Item No. 204  
 Petitioner - Robert C. Baumgartner  
 Special Hearing & Variance Petitions

Dear Mr. Baumgartner:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Traffic Engineering - Mr. Mike Flanagan - 494-3554

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,

NICHOLAS B. COMMODARI  
 Chairman, Zoning Plans Advisory Committee

NBC:bsc  
 cc: Mr. John A. Moeller  
 19 Bayda Court  
 Baltimore, Md. 21236



BALTIMORE COUNTY  
 OFFICE OF PLANNING & ZONING  
 TOWSON, MARYLAND 21204  
 494-3353

ARNOLD JARON  
 ZONING COMMISSIONER

September 26, 1983

Mr. Robert G. Baumgartner  
 600 Riverside Drive  
 Essex, Maryland 21221

RE: Petitions for Special Hearing and Variances  
 S/S of Riverside Dr., 160' E of Margaret Ave. - 15th Election District  
 Robert G. Baumgartner - Petitioner  
 NO. 84-32-SPHA (Item No. 204)

Dear Mr. Baumgartner:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M.H. JUNG  
 Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
 People's Counsel

June 29, 1983

Mr. Robert G. Baumgartner  
 600 Riverside Drive  
 Essex, Maryland 21221

## NOTICE OF HEARING

Re: Petitions for Special Hearing and Variances  
 S/S of Riverside Drive, 160' E of Margaret Ave.  
 Robert G. Baumgartner - Petitioner  
 Case No. 84-32-SPHA

TIME: 1:30 P.M.

DATE: Thursday, July 28, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Mr. John A. Moeller  
 19 Bayda Court  
 Baltimore, Maryland 21236



BALTIMORE COUNTY  
 OFFICE OF PLANNING & ZONING  
 TOWSON, MARYLAND 21204  
 494-3353

WILLIAM E. HAMMOND  
 ZONING COMMISSIONER

July 21, 1983

Mr. Robert G. Baumgartner  
 600 Riverside Drive  
 Essex, Maryland 21221

Re: Petitions for Special Hearing and Variances  
 S/S of Riverside Dr., 160' E of Margaret Ave.  
 Robert G. Baumgartner - Petitioner  
 Case No. 84-32-SPHA

Dear Mr. Baumgartner:

This is to advise you that \$73.28 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
 Zoning Commissioner

Mr. Robert G. Baumgartner  
 600 Riverside Drive  
 Baltimore, Md. 21221

Mr. John A. Moeller  
 19 Bayda Court  
 Baltimore, Md. 21236

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this 23rd day of June, 1983

WILLIAM E. HAMMOND  
 Zoning Commissioner

Petitioner Robert C. Baumgartner

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari  
 Chairman, Zoning Plans Advisory Committee

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District 15 Date of Posting 7/19/83  
 Posted for: Petition for Special Hearing & Variances  
 Petitioner: Robert G. Baumgartner  
 Location of property: S/S of Riverside Dr., 160' E of Margaret Ave.  
 Location of Signs: near corner of property (facing Riverside Dr.)  
 Remarks: William E. Hammond  
 Posted by: William E. Hammond Date of return: 7/15/83  
 Number of Signs: 2

## CERTIFICATE OF PUBLICATION

TOWSON, MD. July 7, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 7th day of July, 1983, the first publication appearing on the 7th day of July, 1983.

THE JEFFERSONIAN  
 B. Frank Smith  
 Manager

Cost of Advertisement, \$ 25.00

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. 115068

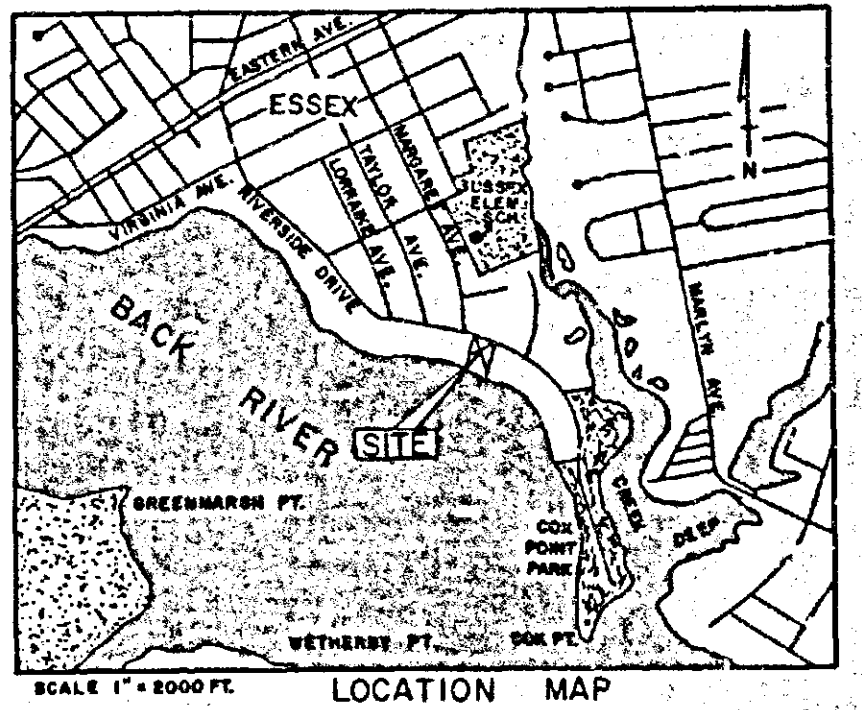
DATE 7/27/83 ACCOUNT R-01-615-000  
 AMOUNT \$73.28  
 RECEIVED FROM: Riverside Marine, Inc.  
 FOR: Advertising & Posting Case #84-32-SPHA (Robert G. Baumgartner)  
 C 047000002000010 5282A

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. 119430

DATE 7/27/83 ACCOUNT R-01-615-000  
 AMOUNT \$73.28  
 RECEIVED FROM: Riverside Marine, Inc.  
 FOR: Advertising & Posting Case #84-32-SPHA (Robert G. Baumgartner)  
 C 05000000732810 5282A





ZONING USE DR 5.5

RIVERSIDE DRIVE

ZONING USE DR 5.5

LIMIT VARIANCE CASE #67-19-SPH

RIVER

BACK

PROPOSED 6 FT FENCE WITH SCREENING SLATS INSIDE R.R. TIES

S 39° 08' 00" W 308.00'

R.R. TIES

22.00'

198.48'

BOAT RAMP 5.00'

MACADEM PARKING AREA

2-15 FT. SLIDING GATES

MAC. ENTRANCE

SAN. J.H.

UTILITY POLE W/ELEC. METER & LT.

WATER METER

113/132

ENTRANCE

SLIDING GATE

ARC 187.74'

654.15'

2900'± TO EASTERN AVE

EXISTING 4' HIGH FENCE WITH COMPACT PLANTING

R.R. TIES

N 24° 40' 00" E 307.55'

108/109 110/111 112/113 114/115 116/117 118/119 120/121 122/123 124/125 126/127 128/129

130/131 132/133 134/135 136/137

138/139 140/141 142/143 144/145 146/147 148/149 150/151 152/153 154/155 156/157 158/159 160/161 162/163 164/165 166/167 168/169 170/171 172/173 174/175 176/177 178/179 180/181 182/183 184/185 186/187 188/189 190/191 192/193 194/195 196/197 198/199 200/201

308.00'

22.00'

198.48'

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22.00'

MACADEM PARKING AREA

ZONING USE BL

BUILDING	EXISTING USE	PROPOSED USE
A	1 <sup>ST</sup> FLOOR - RESIDENCE BASEMENT - 1000 FT <sup>2</sup> RETAIL REMAINDER STORAGE	SAME AS EXISTING
B	SNACK BAR AND RESTROOMS	MARINA OFFICE AND RESTROOMS
PROPOSED BUILDING	N/A	STORAGE AND SALES OF NEW BOATS AND MOTORS

PARKING DATA	
108 BOAT SLIPS	- 108 SPACES REQUIRED
PROPOSED 4200 FT <sup>2</sup> BLDG.	- 21 SPACES REQUIRED
RESIDENCE	- 2 SPACES REQUIRED
RETAIL AREA IN 1 1/2 STORY BLDG 1000 FT <sup>2</sup>	- 5 SPACES REQUIRED
BUILDING B 576 FT <sup>2</sup>	- 2 SPACES REQUIRED

TOTAL PARKING REQUIRED 138 SPACES  
PARKING PROVIDED 138 SPACES

PETITIONER'S EXHIBIT

FD-204

PLAN for SPECIAL HEARING AND VARIANCE

SITE PLAN  
RIVERSIDE MARINA  
600 RIVERSIDE DRIVE.  
15<sup>TH</sup> DISTRICT - ESSEX, MARYLAND  
SCALE: 1" = 30' DATE: 12-20-82